

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Revenue Deptt.- Constituting the Inter Departmental Committee to suggest suitable amendments to the existing rules including reduction of rates and exclusion of areas under the purview of Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural purposes) Act, 2006 - Orders - Issued.

REVENUE (LR) DEPARTMENT

G.O. Rt. No. 1026

Dated:27-07-2010.

Read the following:-

- 1.Representation from the President, APREDA, Hyderabad Lr. No. APREDA/Repn/CMP/10, dt. 22-01-2010 & 25-01-2010.
- 2.From Special C.S. & CCLA's Lr. Ref. No.T1/232/2007, dated: 23.04.2007.

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O R D E R:

In the reference 1st read above, the A.P. Real Estate Developers' Association has requested the Government to exempt the lands under the purview of Urban Areas such as Hyderabad, Visakhapatnam etc. from payment of conversion fee @ 10% of basic value leviable (only once) under the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural purposes) Act 2006 in terms of section 7 (e) of the Act or to reduce the conversion fee to 1% since they are already paying developmental charges leviable under the Urban Development Authority Rules.

In the reference 2nd read above, the Special Chief Secretary & Chief Commissioner of Land Administration, Andhra Pradesh, Hyderabad has clarified that " as per sections 6 & 7 of the A.P. Urban Area (Development) Act, 1975 Master Plan or Zonal Development plans are being prepared and different land uses such as residential, Commercial, Industrial, recreational etc., for which developmental charges are being levied under section 28 of the A.P. Urban Area (Development) Act, 1975. The said developmental charges being levied under A.P. Urban Area (Development) Act, 1975, are meant for providing civic amenities like roads, drainages, electricity, provision of drinking water etc. The conversion fee being levied under section 3 & 4 of the A.P. Agricultural Land (conversion for Non-agricultural purposes) Act, 2006 is meant for only conversion of Agricultural land to Non-Agricultural purpose. Therefore, the developmental charges being levied under section 28 of the A.P. Urban Area (Development) Act, 1975 and conversion charges being levied for Agriculture to Non-Agricultural purposes **are not one and the same**. Hence, the exemption provided under section 7 (e) of the A.P. Agricultural Land (conversion for Non-agricultural purposes) Act, 2006, **is not applicable to the lands notified u/s 6 & 7 of the A.P. Urban Area (Development) Act, 1975**, which is only earmarking the area for the purpose of residential, commercial, industrial, recreational etc., as per the trends of development on a scientific basis as notified by the Government for such purposes and to approve site plans, layout etc. Therefore, the exemption provided under section 7 (e) of the A.P. Agricultural Land (conversion for Non-agricultural purposes) Act, 2006, shall not apply for private ryotwari lands in the jurisdiction of any Urban Development Authority in the State, which are notified under section 6 & 7 of the A.P. Urban (Development) Act, 1975 for different land uses, as per the master plan/Zonal Development plans.

After detailed examination, Govt. have decided to constitute an inter-departmental committee to study the above issues in detail and to suggest

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suitable amendments to the existing rules including reduction of rates and exclusion of areas under the purview of A.P. Agricultural Land (Conversion for Non-Agricultural purposes) Act, 2006 and change of nomenclature for the charges so as to avoid ambiguity.

Accordingly, Government hereby constitute the Inter-departmental Committee consisting the following:

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| 1) Special Chief Secretary (Finance) | ... Chairman |
| 2) Principal Secretary (MA & UD) | ... Member |
| 3) Secretary (Revenue) | ... Member |

The Committee is, therefore, requested to submit their report within (15) days.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.V. PRASAD
CHIEF SECRETARY TO GOVERNMENT.

To
The Special Chief Secretary (Finance)
The Principal Secretary (M.A. & U.D.)
The Secretary (Revenue)

Copy to: P.S. to Special Chief Secretary to Chief Minister.
" P.S. to Minister for Revenue.

//FORWARDED : BY ORDER//

SECTION OFFICER.